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**Board Meeting – March 25, 2013**

**21<sup>st</sup> Floor – Conference Room 1**

**Present Board Members:**

- Walter White, Executive Office of Public Safety Designee, Chair (WW)
- Diane McLeod, Vice Chair (DM)
- Myra Berloff, Massachusetts Office on Disability (MB)
- Mark Trivett, Member (MT)

and

- Thomas Hopkins, Executive Director (TH)
- Kate Sutton, Program Coordinator/Clerk for Proceedings (KS)

**Members Not Present:**

- Raymond Glazier, Executive Office on Elder Affairs Designee (RG)
- Carol Steinberg, Member (CS)
- Andrew Bedar, Member (AB)
- Gerald LeBlanc, Member (GL)

- Meeting began at 9:00 a.m.

1) **Incoming Discussion:** Masonic Block, MF Charles Building, 600-622 Main St., Reading (V13-049)

TH - EXHIBIT – amended entrance plan

- new plan for yogurt shop entrance shows a slope 1:12 entrance

MB - grant as proposed

*MT - second - carries*

2) Incoming: Walker Hall, Worcester Academy, 81 Providence St., Worcester (V13-059)

TH - EXHIBIT – variance application

- renovation, spent over 30%
- variance to the existing west side stair
- if ramp required at historic entrance, the beginning of the entrance ramp, will be at the same spot as the walkway to the existing accessible entrance
- ramp would be an additional \$200,000.00

*MB - grant*

*DM - second – carries*

3) Incoming: Proposed Frame Shop, 29 Trolley Crossing Road, Charlton (V13-056)

TH - EXHIBIT – variance application

- tenant space above bank, that was new in 1998
- never occupancy for second floor, seeking to open picture frame shop at second floor

*MB - deny*

*MT - second – carries*

4) Incoming: Cinema Arts Center, 28 Amity St., Suite H, Amherst (V13-058)

TH - EXHIBIT – variance application

- seeking to have keypad lock instead of the key
- want to maintain locked lift, due to security needs
- lift is in open area that is an area after hours

*MB - grant, on the condition that the elevator is not locked during the same hours that people can access the office space*

*DM - second - carries*

- **Raymond Glazier, Executive Office on Elder Affairs Designee (RG) – now present -**

5) Incoming: Athenaeum, 6 Elm St., Westfield (V13-068)

TH - EXHIBIT – variance application

- existing ramp is being rehabbed, and petitioner proposed portable ramp to 4-5 days while the ramp is being repoured
- seeking variance for the portable ramp slope (30” rise, 28’ of ramp)
- 36” between rails

*MB - grant all and waive 2-week waiting period*

*MT - second – carries*

6) Incoming: Proposed Dental Office, 285 Main St., Everett (V13-055)

- TH - EXHIBIT – variance application
- proposed at first floor and basement level
  - spending is reported to be \$120,000.00, value of the building is \$307,200.00
  - project is in design phase
  - seeking a buzzer with a portable ramp, 5-6” step

*DM - continue for more information*

*- no second*

*MB - deny*

*DM - second - carries*

7) Discussion: Exchange Hall, 2 School St., Acton (V11-110)

- TH - EXHIBIT – letter from owner
- amend existing docket
  - seeking variance to 27.4.4 (cross section), 27.4.3, 27.4.5, existing handrail

*MB - grant as proposed, exc. cost without benefit*

*MT - second - carries*

- TH - LULA installation is on track to be installed on time

8) Discussion: Fairbanks Family House Museum, 511 East St., Dedham (V12-247)

- TH - hearing on 3/11
- submitted plans for the route, seeking variance for sidewalk width
  - and mailed brick sample
  - aqua-brick, interlocking brick
  - remove flagstone and replace with the proposed brick

*MB - grant, both width and the use of brick*

*MT - second – carries*

*DM - expedite*

*MT - second - carries*

- **Gerald LeBlanc, Member (GL) – Now present -**

9) Discussion: Cadman White Handy House, 202 Hix Bridge Road, Westport (V12-276)

TH - previously before the Board, now proposing to fix all threshold

*MB - no variance needed, based on statement that all thresholds will comply*

*MB - second – carries*

10) Incoming: Morgan Hall, The Wedge at WPI, 90 Institute Rd., Worcester (V13-061)

TH - EXHIBIT – variance application

- connecting area between two halls, contains dining hall

- slightly curved ramp

*MB - grant*

*DM - second – carries*

11) Incoming Discussion: McKinlock Hall, Harvard, 8 Mill St., Cambridge (V13-014)

TH - EXHIBIT – written policy of private dining rooms scheduling

- events will be scheduled in accessible dining rooms if persons with disabilities are attending

*MB - accept written policy*

*DM - second – carries*

12) Incoming: Concord-Carlisle HS, 500 Walden Street, Concord (V13-057)

TH - EXHIBIT – variance application

- new construction of three-story high school for grades 9-12

- seeking to install vertical wheelchair lift for access to orchestra pit from stage

*MB - grant*

*DM - second - carries*

13) Incoming: City Hall, 59 Court St., Westfield (V13-060)

TH - EXHIBIT – variance application

- renovation project, spending over 30%

- 12 requests for variances

*MB - hearing*

*GL - second – carries*

14) Incoming: Convenience Store, 182 Myrtle St., Lynn (V13-062)

- TH - EXHIBIT – variance application  
- no section numbers given for what variance were requested  
- building inspector corrected reported spending and assessed value  
- Building Inspector sent building permits and assessed value

*GL - deny*

*DM - second – carries*

15) Incoming: Bridge Replacement Project, Sidewalk Slope, SE Corner of Washington and Rockland St.,  
Bridge, Wellesley (V13-070)

- TH - EXHIBIT – variance application  
- seeking variance to maintain 12% running slope with handrails at both sides of the bridge, on the outer side of the sidewalk, along the guard rail

*DM - grant as proposed*

*MT - second – carries with RG and GL opposed*

16) Incoming: Sidewalk Width and Cross Slope, 14 Wheeler St., Somerville (V13-054)

- TH - EXHIBIT – variance application  
- proposed width is 32” and 3.8% cross slope

DM - currently 2.8% cross slope

TH - they want to widen the sidewalk

DM - 24” existing, want to make it 32”

TH - over an existing driveway, need to make it so that the cars over the sidewalk do not bottom out

*DM - grant as proposed*

*MB - second – carries*

17) Incoming: Sidewalk widths at 77 and 81 Yorktown St., Somerville (V13-053)

- TH - EXHIBIT – variance application  
- sidewalk widths, where variance is requested for 32” at one tree pit and 33” at the other tree pit  
- don’t have a sense of the route, would like to know the route around these areas

*DM - continue for more detailed information*

*MB - second – carries*

18) Discussion: Cadman White Handy House, 202 Hix Rd., Westport (V12-276) – Cont'd

- KS     - stair handrails  
       - don't comply, historic nature

*MB     - grant based on historic nature of house*

*GL     - second – carries*

- KS     - door maneuvering clearances

*MB     - grant based on historic nature*

*GL     - second – carries*

- KS     - light switches and outlets

*DM     - grant*

*MT     - second – carries*

*DM     - add votes to decision and expedite*

*GL     - second - carries*

19) Incoming: Housing Project, 2 Buildings at different addresses, 1387 Commonwealth Avenue and 493-501 Washington St., Boston (V13-063)

- TH     - EXHIBIT – variance application  
       - two affordable housing unit buildings at two different locations  
       - Comm. Ave., 20 units, 3 converted to Group 2A  
       - Washington St., 3 story plus basement, 10 entrances that serve stairwells  
       - 40 units in the building, no accessible units  
       - requirement for 3 total units for the two buildings, request is for the distribution to leave the accessible units within the Comm. Ave. building  
       - 12 requests in total

*MB     - hearing*

*DM     - second - carries*

20) Discussion: Agawam High School, 760 Cooper St., Agawam (V09-134)

- TH     - EXHIBIT – follow-up policy for high school auditorium  
       - language to be added to use of building and grounds form and booklet

*MB - not accept policy, need to be clear at all time, that policy is requiring that people be there on time, or the wheelchair seating is changed, space needs to remain available, at least until halfway through the first half of the show*

*DM - second – carries*

*MB - submit by the next meeting*

21) Discussion: Villa Victoria Center for the Arts, 85 West Newton St., Boston (V09-175)

TH - further time extension request to July 1, 2013 to complete lift, access to the stage and toilet rooms  
- would condition it to order photos of the work underway, and a copy of the deposit check and equipment order for the lift

*MB - grant, until July 1, 2013, on the condition that they provide documentation by April 10, 2013, with copy of check deposit for lift, plans for the lift, contracts for the work and pictures of the ongoing work*

*GL - second - carries*

22) Discussion: Barrington Stage Company, 36 Linden St., Pittsfield (V12-190)

TH - EXHIBIT – status report  
- accessible toilet room has been completed  
- lift installation fundraising commission has begun, toilet room done

*MB - accept status report on the condition that they submit pictures of the toilet room completion by two meetings from now*

*MT - second – carries*

23) Discussion: Cathedral High School, 74-76 Union Park Street, Boston (V09-109)

TH - January 1, 2013 status report from petitioners that electrical work for the elevator has been completed

MB - when is elevator due to be completed?

TH - Elevator to be installed by June 1, 2013

*MB - accept the report, remind them that the elevator is due to be completed and inspected by June 1, 2013,*

*DM - second*

*MB - withdraw, DM – withdraw second*

*MB - accept the status report and instruct TH to call applicant to remind of due date of April status report*

*DM - second – carries*

24) Advisory Opinion: Belmont Hill School, ramp with handrails

- TH - submittal of advisory opinion request from David Nardone  
- 24.5.9 says end of handrails shall be either rounded or returned to the ground or post  
- rounded capped end does that comply?

*DM - yes, based on the language of the code*

*MB - second – carries*

25) Advisory Opinion: Belmont High School, ramp with handrails – cont'd

- WW - call the vote

*- carries*

*Motion that handrail is rounded and therefore complies*

26) Advisory Opinion: Woodland Center, 455 State Road, Vineyard Haven

- TH - advisory opinion from Sam Dunn  
- renting property out to other parties, will be used as storage only  
- submittal of affidavits about the basement level storage space

*DM - Accept and require that they be recorded and copied to all parties concerned*

*GL - second – carries*

27) Incoming: Proposed Restaurant, 11 Beacon St., Boston (V13-024)

- TH - EXHIBIT – application  
- interior space is separated by set of stairs  
- two 3,000 sq. foot spaces separated by the stairs  
- the petitioners originally didn't want to provide access over the stairs  
- architect now submitted letter of proposed lift for the stairs  
- proposed soft opening for April 1<sup>st</sup>  
- incline lift proposed over the stairs; still have 60" of clear space when lift in the down position  
- work is ongoing, so do not meet the allowance to use the lift by right

*MB - grant the use of the compliant incline wheelchair lift as proposed, and to allow the main level of the restaurant to open, prior to the lift being installed, however the upper level is not to be opened until the lift is in place*

*MT - second - carries*

28) Hearing: Cousens Gymnasium, Tufts University, 161 College Avenue, Medford (V12-297)

- WW - called to order at 11:00 a.m.



- introduce the Board

Rudi Pizzi – Tufts University Director of Project Administration (RP)

Martin Oppenheimer – Tufts University (MO)

Jack Byer – Tim Smith & Associates, Tufts University (JB)

Timothy Smith – Tim Smith & Associates, Tufts University (TS)

Tim Severo – Tufts University (TS)

WW - RP, TS and JB sworn in

- EXHIBIT 1- AAB1-30

WW - jurisdiction is 3.3.2

TH - 30% rule will be triggered in another project, the current project is renovation of the locker rooms

- vertical access question currently
- phase 2 will trigger vertical access at that time

DM - recuse due to the fact that she sits on the board at Tufts

**- No more DM -**

TS - space in question was original locker rooms in Cousens Gym at mezzanine level in old gym area

- in looking at putting in an elevator (approximately 15 feet above floor) to the mezzanine
- elevator would have to be put in an adjacent building, attached to the front of the building, which will require a separate addition to the building
- long narrow space at the mezzanine level, a corridor would need to be added, loss of coach's office and coach's bathrooms

JB - AAB16 & 17

TS - hallway shown in these plans

JB - in addition in Exhibit E, AAB19-20

- shows lost program space due to elevator and routes required

TS - 2008, project that rotated the gymnasium, at the project, the entire gym, except for this mezzanine was made accessible

- all students are required to enter through the new Tisch Center
- entire first floor was made accessible
- mezzanine was the only thing that was not made accessible

JB - Exhibit F (AAB21)

- shows entire facility

- within the facility there are 5 other accessible locker rooms, that are maintained with the same use as the locker areas in question
- policy in place for any visiting teams that have accessibility needs, will be housed in the other accessible locker rooms

TS - these inaccessible locker rooms are 400 feet from the gym area  
 - they are required to be renovated due to a leaking pipe in these locker rooms, correction to piping problems

JB - cost of the project, in order to provide vertical and horizontal access to get to the mezzanine spaces, increased cost of \$339,791.00

TS - on top of already required work at the locker rooms for \$580,000.00

MB - locker rooms at the first floor, same makeup as mezzanine level, men's and women's?  
 TS - yes

*MB - grant, cost without benefit*

*MT - second – carries*

WW - locker rooms at mezzanine level, lack of compliance

*MB - grant, cost without benefit*

*MT - second – carries*

*MT - grant variance for 20.1, cost without benefit*

*MB - second – carries*

WW - 12 doors at mezzanine level (Item 3)

*GL - grant 26.1, regarding 12 doors at second floor*

*MT - second – carries*

Item 4

*RG - grant 26.5 for 12 second floor doors*

*MB - second – carries*

WW - 3 2<sup>nd</sup> floor locker room area doors, (Item 5)

*RG - grant all*

*GL - second*

MB - is the coach's room at the mezzanine?

TS - one of the coaches' room is on the mezzanine

MB - if whatever team has a disabled athlete on the team, can the whole team be moved to the first floor  
RP - yes, and that is a written policy

WW - EXHIBIT 2, letter from Tim Severo of Tufts University, dated March 23, 2013 addendum to the variance  
- letter states athletic policy for visiting teams about need for accessible locker room facilities, noting that if any one member of the team (coach, manager, team member, etc.) requires access, then the team will be scheduled for the accessible locker rooms; also notes that the same policy applies for Tufts teams

### *Carries*

WW - item 7, four 2<sup>nd</sup> floor toilet rooms

*MB - grant*

*MT - second – carries*

WW – Item 8

*RG - grant*

*MB - second – carries*

WW - Item 9, second floor bathrooms

*RG - grant*

*MT - second – carries*

WW - Item 10, four toilets at second floor locker room area

*RG - grant*

*MT - second – carries*

WW - Item 11, four toilets won't have grab bars

*RG - grant*

*GL - second – carries*

WW - Item 12, Four second floor bathing rooms

*RG - grant*

*GL - second – carries*

WW - Item 13, four doors to four second floor public bathing room areas

*RG* - grant  
*GL* - second – carries

WW - Item 14, other fixtures

*RG* - grant  
*GL* - second – carries

WW - Item 15, shower stalls at second floor

*MB* - grant  
*MT* - second – carries

WW - Item 16, two gang showers at second floor

*MB* - grant  
*MT* - second – carries

WW - Item 17, drinking fountains at second floor

*MB* - grant  
*MT* - second – carries

29) Hearing: Cousens Gymnasium, Tufts University, 161 College Avenue, Medford (V12-297) – cont'd

WW - AAB14, accessibility features noted on this page

*RG* - motion that conditions that were offered on AAB14 are put in place  
*MB* - second – carries

30) Discussion: Cohen Auditorium, 15 Lower Campus Road, Somerville (V12-275)

TH - submittal from architect  
- submittal of policy for assistance to Faculty, Students and Guests  
- proposing slope of 9.75% at the top, 7% at the middle and flat at the bottom  
- door at the middle  
- sloped entrances, providing auto-openers  
- seating locations shown in front and at the rear

*RG* - accept the submitted plan (revised 3/15/13)  
*MT* - second – carries

31) Hearing: Wren Hall, Tufts University, 11 Winthrop St., Medford (V12-121)

WW - called to order at a 1 p.m.  
- introduce the Board

Bill Gisness, SGA (BG)

Martin Oppenheimer, Tufts (MO)

Rudi Pizzi, Tufts (RP)

WW - all sworn in  
- EXHIBIT 1, AAB1-23  
- jurisdiction is 521 CMR 3.3.2  
- 12 items that variances are being sought

BG - part of the MOU  
- one of the dorms proposed not to be accessible  
- bridge to the building at the front side of the campus  
- pictures from AAB23 show slope of sight dropping off  
- AAB15 shows the site plan  
- AAB17 shows the floor plan of the building  
- upper floor plan (typical floor plan), go down half a level to the main level, and up a level to the two wings  
- walkways and doorways into the building are accessible  
- main level residential lounges and kitchen and RA are accessible, but pods/wings are not due to change in level  
- need to repair infrastructure, mainly plumbing  
- propose to remove walls to get access to the plumbing, all are load bearing block walls  
- four separate toilet cores for six floors  
- toilets are not accessible, neither are the showers  
- sink areas could comply, but almost all doors within the building are 2'4" wide  
- first floor common area (AAB19)  
- telephone banks being removed  
- no push and pull side clearances at stairway doors  
- to the right RA's suite, and guest suite along with public bathroom and vending area

WW - address lack of vertical access first (8.5.2)

BG - did not do a specific drawing to show where elevators would be required, but you would have to have multiple stop elevator at each wing in order to access the multiple levels  
- even if one at one side, then would have to use another at the other side to get to the levels of the opposite wing

WW - cost estimate for elevator?

BG - no, because of complication of the installation

- WW - estimate?  
 BG - about \$250,000/elevator, not including cost of the work to install the elevator and construction needed, and the loss of rooms
- MO - there is a housing shortfall on the tufts campus, not enough housing for students that want housing  
 - the loss of rooms in this building would exacerbate that situation
- MB - grant the variance for 521 CMR 8.5.2, based on the presentation and existing MOU*  
*RG - second – carries*
- WW - Section 8.4, 5% of accessible units
- BG - 5% of those required, spread out to other dorms on campus, per the MOU
- MB - is Wren Hall unique in its programming?  
 RP - it is a general dorm
- MB - grant, based on the existing MOU and in light of the lack of vertical*  
*GL - second – carries*  
*MB - also in light of the fact that there are no sleeping rooms within the accessible central core of the building*
- WW - Section 8.5.1, accessible route to building entrance
- BG - to get up to the entrance is very excessive due to the existing site slope in the area
- MB - there is an accessible route from the quad into the second floor from that center  
 - request is for lack of accessible routes, with the exception of the bridge
- MB - grant the variance for 8.5.1, regarding the exterior path of travel, with the exception of the bridge*  
*MT - second – carries*
- WW - 8.5.1, interior corridor stairs between the building floor areas
- RG - how would there not be benefit to an accessible toilet  
 WW - will get to that variance
- MB - grant variance for 8.5.1 for interior accessible routes*  
*MT - second – carries*
- WW - existing corridor stair fire
- RG - grant variance for 8.5.1*

MB - second – carries

WW - 8.5.3, but there are no accessible sleeping rooms

MT - no variance needed

MB - second – carries

WW - 8.5.4, doors

MB - sleeping room or core?

BG - both areas

BG - at common areas, the doors do not have enough clearances

GL - what size are they

BG - vary between 2'6", 2'8" and 2'10", none are the required 3'

MT - door maneuvering clearances?

MB - spending a lot of money, taking out a lot of block walls, there are places within the core that people with disabilities can get to

- would like to see the core be usable

- one of the two doors to the lounge, accessible bathrooms, guest sleeping room (who sleeps there?)

BG - in looking at AAB19, overall scope of the project, the walls that are being removed are isolated to the wings

- only one wall being removed in the common area, otherwise no work going on in the core

- under MOU, there are policies in place that students themselves, or students with parents or friends with disabilities, then those students will be placed within accessible dorms

- really not proposing any demolition in this core area

- it can be done, but not part of the original work

MB - MOU speaks only to sleeping accommodations

- not looking for a gut of the floor, just some alterations to the floor

- bathrooms in the general area and in the guest room will be used differently

- core is outside the MOU

- can't regulate friends, that may want to come visit people within this dorm room

- would like to see at least one unisex accessible toilet room, and modification of at least one door in the lounge area

- see substantial benefit with making the core accessible

RG - agree, would like to see more access at the core

- GL - want this to last 50 years, that is a long time and someone could become disabled
- WW - would like to see cost estimates and plans
- BG - AAB13, Section 30.5, there is a cost estimate of \$30,000.00  
- do have plans to show access upgrades to the first floor core, not a cost put to this due to the fact that the cost would be extreme
- MB - not technologically infeasible, can be done
- BG - part of the MOU was that this building would not be made accessible dorm rooms
- MO - parent can't get to the room anyway, unsure of benefit  
- lounge is not being used for campus wide programming, for use by residents only  
- not public space
- MB - who stays in guest room?  
BG - occasionally used as overflow space, not a good sleeping room since isolated from other dorm rooms within the building
- WW - function of the first floor core is limited to dorm residents and their guests  
- convenient place to visit at the main core if a visitor is unable to access the other levels of the building
- MB - no reason for limiting visitors
- MT - would we even be talking about this issue if there was not a straight-in entrance, probably not
- MB - there is a way to get in
- MB - grant to two of the three of the bathrooms, on the condition that there is one unisex accessible toilet room (521 CMR 30.5)*  
*RG - second – carries*
- MB - grant relief for all noncompliant door clearances (8.5.4) with the exception of the required unisex toilet room and one of the doors into the lounge area*  
*GL - second – carries*
- MB - no variance needed (8.5.8)*  
*RG - second – carries*
- MB - grant 29.1.2*  
*MT - second – carries*
- MB - no variance needed (36.1.1)*



*MT - second – carries*

*MB - no variance needed 37.1*

*MT - second – carries*

32) Hearing: Haskell Hall, Tufts University, 43 Latin Way, Somerville (V12-289)

WW - called to order at a 2 p.m.

- introduce the Board

Bill Gisness, SGA (BG)

Martin Oppenheimer, Tufts (MO)

Rudi Pizzi, Tufts (RP)

WW - all sworn in

- EXHIBIT 1, AAB1-20

BG - part of the MOU, one of the buildings that would not be accessible

- this building is almost identical to Wren Hall, only difference is a few more stairs in the common areas

- AAB20, entrance near drop-off area, ramp right up to the door, no landing at either end

- accessible entrance at the other side of the building

- AAB15, floor plan of typical floor and entry floor

- four towers, with center core toilet rooms, surrounding by 6 rooms, flight of stairs at each end of the wing

- entrance at both sides of the main core of the entrance floor

- common area room (AAB17)

- at each end of the center core there are 3 steps up that take you to the stairways

- each of the dorm towers toilet facility, renovating the wall behind the sink for the renovation of plumbing, all block walls

- minimum work going on in the common area, only work being done on the common area bathroom

- per the MOU, 5% of the units for this dorm are to be located at other accessible buildings

- all doors are 2'6"-2'10"

MO - found out while preparing for this presentation, Nurse Guest Suite (AAB17) is currently being used for counseling

- want to make sure that this is accessible to anyone that wants to participate in this type of function

- acknowledge that this room has to be made accessible or this type of use needs to be moved to another location

- will also propose to make one toilet room at the main level the accessible unisex toilet room at this floor

WW - vertical access question first

- 8.5.2

- BG - would need two elevators and would lose 4 rooms per floor
- MB - grant the variance for 8.5.2, based on the MOU and impracticable*  
*GL - second – carries*
- WW - 8.4, 5%
- RG - grant based on the MOU (8.4)*  
*MB - second – carries*
- WW - 8.5.1 – site accessible route
- MT - grant 8.5.1*  
*GL - second*
- MB - accessible entrance at one side of the building, where does it go?  
BG - AAB17, lower side entrance is the noncompliant accessible entrance, the other side complies in full  
- due to the site, a nonmotorized wheelchair would have a difficult time getting to the site
- MB - slope of the noncompliant ramp  
BG - unsure
- KS - variance for ramp?  
BG - part of 8.5.1
- MB - maybe auto-opener at that door of the noncompliant ramp, but since not sure of the ramp slope, unsure if this would be a benefit
- BG - no close curb cut, no good sidewalk  
- not a good location to come into
- GL - signage at the inaccessible entrance directing to accessible entrance  
*MB - add that to the motion*  
*- motion carries*
- WW - 8.5.1, interior corridor accessible route
- MB - grant based on the MOU and the relief of the vertical access, and excessive cost*  
*MT - second – carries*
- WW - 8.5.1, exterior corridor stair fire doors
- MB - grant based on MOU and relief of vertical access and excessive cost*

MT - second – carries

MB - no variance needed for 8.5.3, based on the MOU and that no accessible sleeping rooms provided

MT - second – carries

MB - grant variance for 8.5.4 for all doors with the exception of one door into the nurse guest suite and the clearances at the new accessible unisex toilet room

GL - second – carries

MO - reserve the right to move the program elsewhere if unreasonable to renovate  
- would like the option to discontinue the use

MB - can come back to the Board if use changes

MB - as long as it continues to be used as a public space, then one of the doors needs to be compliant, as well as the unisex toilet room

MT - second

MB - 8.5.8, no variance needed based on MOU

RG - second – carries

WW - 29.1.2, changes in level, up to common areas to the building function

MB - handrails at these stairs?

BG - unsure

MB - continue 29.1.2, with more information regarding handrails, treads, risers and nosings at the stairs in question; submit by April 19, 2013

GL - second – carries

MB - grant 30.5 based on the testimony that one toilet room will be a unisex accessible toilet room

GL - second – carries

RG - no variance required for 36.1.1

MT - second – carries

RG - no variance required for 37.1

MT - second - carries

33) Hearing: Beals Library, 50 Pleasant St., Winchester (V12-281)

WW - called to order at 3 p.m.  
- introduce the Board

David Eisen, Abacus Architects (DE)  
Derek Little, Abacus Architects (DL)  
Julia White Cardinal, Director of Beals Memorial Library (JC)

WW - all sworn in  
- EXHIBIT 1 – AAB1-31

KS - Email submittal from David Pollak, Abacus Architects, with pictures and plans  
WW -EXHIBIT 2

JC - appealed denial to leave the main stack area as is  
- architectural feature of the building and designed to add the most storage for this area of the building  
- to make the space fully compliant, would have to remove at least 25% of the storage  
- basement level storage was not an option, want to maintain the basement area to be the future home of the children's area  
- worked at the library for 35 years, have always helped with book selection, have done curb side service and do offer delivery of library materials for users unable to get to any particular shelves  
- in 2010 11% was interlibrary loan, specifically requested items; 38% as of last year  
- more and more, the library is used as a pickup area  
- browsing is a declining activity  
- creating full compliance in this area would reduce the books available  
- have about 35,000 books in the library, but are under resourced for the current storage  
- have to make room for new books  
- policy is to always have two staff persons on duty, and with current computerized catalog, can show a picture of what the book will look like  
- always ask if people have found everything that they are looking for  
- asked Abacus Architects to look at the reconfiguration of the stacks to make them accessible  
- current arrangement of stacks has been in place for the last 50 years  
- plan that Abacus came up with, would require reconfiguring the stacks, and renovating the existing stacks  
- modern units are slightly wider, and therefore take up more space  
- estimate for cost is \$10-15,000.00, but would like to make the building accessible with an elevator, toilet room, and entrance  
- would like the stacks to be left as they are and have the money used for the children's room

DE - the entire trigger for this is an accessibility project  
- 99% of the way there

GL - books on tape?

JC - some and some on CDs and mp3s, downloadable audio books and eBooks  
- last fall; found that 30% of money needs to be for digital materials  
- no video stores, come to the library for videos  
- do have a talking books library for the visually impaired

MB - of the plans, which is the proposed plan?

JC - preference is to leave it as it is

- fallback position is the second proposal

DL - four less shelving units in the fallback plan

JC - two doorways would be eliminated, so could move some stacks, so would just be a loss of a couple of shelves

MB - all of the stacks require backing out in a wheelchair

- if someone is in a motorized wheelchair and has to back out, may take down a stack

WW - if you take the shorter stacks and push them down to the wall

JC - shorter stacks in this proposal would reduce the collection by 10-11%

DE - push the shorter stacks up to the windows, would not create a loss

MB - have the petitioners send revised plans with specific dimensions on it, showing the some stacks moved back against the windows

JC - will have to redo carpet and braces at the top

*MB - continue for more information to show the stacks moved to provide clearances between the stacks in revised drawings with specific dimensions, submit by April 5, 2013*

*RG - second – carries*

*MB - expedite*

*MT - second – carries*

JC - do appreciate the Board's input

MB - under historic significance but hard when it is not usable

34) Hearing: Beals Library, 50 Pleasant St., Winchester (V12-281) – Cont'd

DE - ramp issues and handrails

KS – in the file, but unsure if already dealt with since nothing in writing

*MB - accept the plan, A01, Abacus Architects, 1/30/13*

*MT - second – carries*

WW - ramp to the stage,

- DE - no architecturally appropriate ramp to the stage  
- looked at ramps and lifts in front and at the rear of the stage  
- proposing a portable wheelchair lift, to be purchased when funds are available
- JC - never use the stage except for something to sit on  
- if the lift isn't accessible, could just tear out the stage all together so there is no issue
- WW - cold air return
- JC - last renovated 20 years ago, painted  
- stage is smaller than the table
- MB - residual of original construction  
JC - yes, fair to say

*MB - leave the stage as is, based on the testimony that the stage is not used, and due to historic nature and technological infeasibility for permanent solution, but would like to see a written policy that if the stage is proposed to be used and someone with a mobility impairment cannot participate, the function is moved to the main floor*

*- written policy by June 14, 2013*

*MT - second - carries*

35) Incoming: Frame Shop, 29 Trolley Crossing Rd., Charlton (V13-056)

Mark Dempsey present

- MD - voted earlier to deny the variance  
- need to vote on occupancy

*MB - no occupancy to be granted for the second floor space*

*RG - second – carries*

36) Discussion: Meeting and Minutes from March 11, 2013

- KS - any changes

*GL - accept*

*MT - second – carries*

- End of Meeting -